



PROPERTY MANAGEMENT AND VACATION RENTALS

Certified property management professionals serving real estate investors on Anna Maria Island, Longboat Key and Manatee County with investment property services, from maintenance to bookings to long-term renters.

Experienced management in place with strong community ties and identification and excellent resource networks working to build relationships and resources for life and for you, the investor.

WHO ARE WE?

Duncan Property Management and Vacation Rentals includes a stable of over 100 long-term and vacation rental properties located throughout Anna Maria, Holmes Beach, Bradenton Beach, Longboat Key and Bradenton in Manatee County. Managed by Amanda Edge, this division of Duncan Real Estate profits from Amanda's long experience of managing many personal properties and later several investment properties held by ESP Properties, a partnership she shared with two Bradenton-based investors. More recently, after consolidating the ESP business with Duncan Real Estate in 2008, Amanda assumed responsibility for all rental and vacation properties managed by both companies. Like Broker-Owner Darcie Duncan, a native of Anna Maria with long-term local relationships, Amanda, who has been a resident of Manatee County for 15 years and a visitor long before, uses her strong ties to the community to cultivate and develop excellent resources for property maintenance and occupancy. Amanda and Darcie work in tandem to assure that investor needs are met—from keeping occupancy as high as possible, to making sure that properties are in top condition for renters. Trained in the U.K. at Trust House Forte Hotels and other top UK establishments, Amanda is not only geared to deliver top customer service, but also to bring results to the table in a magnetic, appealing English accent!

SO MANY BEACH PROPERTY MANAGEMENT COMPANIES... WHY DUNCAN?

Real estate, rental property in particular, has traditionally been an excellent investment choice. Today, however, when the market has shown volatility and some contraction, it is vitally important that investors rely on the supervision of knowledgeable, licensed professionals to protect the property's value. Duncan Real Estate, an established Anna Maria company, understands the value of beach property investment, having served vacationers ever since the company's inception and before via Broker Owner Darcie Duncan, who's served real estate for 18 years. Duncan principals and managers keep a careful watch on trends and changes in renter behavior, since a majority of the company's clients are investors themselves. As a local provider of rental properties, Duncan Real Estate has a responsibility to its immediate community. This determination to keep rental property a wise investment and a profitable one for the area means that customers receive top advice, excellent service and a strong pledge of commitment.

VISIT WWW.TEAMDUNCAN.COM

Relationships. Resources. For life.

WHY JOIN PROPERTY MANAGEMENT AND VACATION RENTALS?

Unparalleled service, commitment and dedication to managing the best vacation and yearly rental properties on Anna Maria, Longboat Key and Manatee County. And contact with Darcie Duncan and Amanda Edge, among Manatee County's most dedicated community volunteers.

- Inspection and evaluation of property for maximum income by certified and licensed professionals.
- Recommend improvements to attract and keep tenants, including staging of your rental or home (when it becomes available for sale)
- Listing in MLS under "rental properties," including photographs, floor plans and a virtual tour, if available.
- Internet exposure via www.TeamDuncan.com and more importantly, Realtor.com, the preferred real estate search engine for consumers with links to international and national audiences and web sites.
- On-line reservation system (to be available August 1, 2008) for easy consumer access.
- On-line owner accounts allowing investors to check on property status and availability.
- Provide approved Florida leases and documents required by law
- Screening of annual tenants through credit, legal and criminal record searches.
- Access to licensed sales associates via Broker Owner Darcie Duncan of Duncan Real Estate, who can list your property if and when you decide to sell.
- Access to Duncan Real Estate realtors who often search for rental opportunities when clients are in the process of buying rental, primary or vacation rentals on Anna Maria Island, Manatee County, or close-by environs.
- Monthly on-line statements and accounting for owner review
- Collect and remit State and local taxes on short term rentals.
- Oversee maintenance when required; oversee renovations between tenants.
- Provide on-line year-end statements for tax purposes
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Because of our enormous community involvement—Amanda Edge is a who's who of community volunteers (click here for Amanda's profile)—Duncan Property Management and Vacation Rental clients receive an enormous amount of word-of-mouth exposure within the local community. Further, membership in both the Manatee Chamber of Commerce (the U.S. 2008 Chamber of Commerce of the Year) and the Anna Maria Island Chamber of Commerce (the 2008 Florida Chamber of Commerce of the Year) brings many referrals and inquiries on rentals to Duncan Real Estate. You won't be in better hands.

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